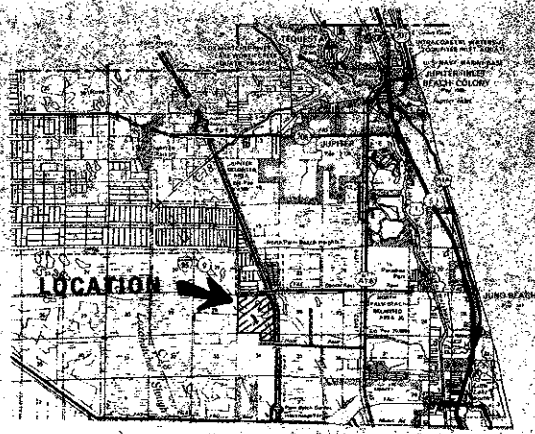


39-86

PLAT NO. 8A EASTPOINTE COUNTRY CLUB

(A PLANNED UNIT DEVELOPMENT)
IN SECTION 27, TOWNSHIP 41 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
IN 2 SHEETS SHEET NO. 1

MOCK, ROOS & ASSOCIATES, INC.
ENGINEERS-SURVEYORS-PLANNERS
WEST PALM BEACH, FLORIDA



86
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED BY
RECORD # 9,358-87
THIS 15 DAY OF MARCH
1980, AND DULY RECORDED IN
PLAT BOOK NO. 39
PAGE 8A
COUNTY ENGINEER
BY *[Signature]*

DESCRIPTION

A CERTAIN PARCEL IN SECTION 27, TOWNSHIP 41 SOUTH, RANGE 42, EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF CROSS POINTE DRIVE, AS SHOWN ON PLAT NO. 8, EASTPOINTE COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 36, PAGES 11 THROUGH 18, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITH THE WESTERLY RIGHT OF WAY LINE OF EASTPOINTE BOULEVARD, AS SAID RIGHT OF WAY IS SHOWN ON PLAT RECORDED IN PLAT BOOK 35, PAGES 133 AND 134, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING IN THE ARC OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 900 FEET; LOGAL TANGENT PASSING THROUGH SAID POINT BEARS SOUTH 29°-39'-31" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG THE WESTERLY RIGHT OF WAY LINE OF EASTPOINTE BOULEVARD, SUBTENDING A CENTRAL ANGLE OF 7°-16'-19", A DISTANCE OF 101.54 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 500 FEET, SUBTENDING A CENTRAL ANGLE OF 5°-26'-13", A DISTANCE OF 47.45 FEET; THENCE NORTH 56°-31'-08" WEST, A DISTANCE OF 70.19 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 950.00 FEET AND A CENTRAL ANGLE OF 38°-53'-59"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 645.54 FEET TO THE END OF SAID CURVE; THENCE NORTH 17°-35'-09" WEST, A DISTANCE OF 315.78 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 450 FEET AND A CENTRAL ANGLE OF 32°-47'-52"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 257.59 FEET; THENCE NORTH 39°-36'-59" EAST, A DISTANCE OF 170.00 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF SAID CROSS POINTE DRIVE, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 620 FEET AND A CENTRAL ANGLE OF 32°-47'-52"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID CROSS POINTE DRIVE, A DISTANCE OF 354.91 FEET TO THE END OF SAID CURVE; THENCE SOUTH 17°-35'-09" EAST, A DISTANCE OF 315.78 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 780 FEET AND A CENTRAL ANGLE OF 38°-55'-59"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 530.02 FEET TO THE END OF SAID CURVE; THENCE SOUTH 56°-31'-08" EAST, A DISTANCE OF 20.75 FEET; THENCE SOUTH 13°-25'-48" EAST, A DISTANCE OF 34.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.925 ACRES, MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT GENERAL ELECTRIC CREDIT CORPORATION, A NEW YORK CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 27, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT NO. 8A, EASTPOINTE COUNTRY CLUB, AND MORE PARTICULARLY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT A FOR PRIVATE ROAD PURPOSES AND THE BICYCLE-PEDESTRIAN PATH EASEMENT IS HEREBY DEDICATED TO THE EASTPOINTE HOMEOWNERS' ASSOCIATION, INC. AND TO THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- THE UTILITY EASEMENTS AS SHOWN, AND TRACT A ARE HEREBY DEDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE EASTPOINTE HOMEOWNERS' ASSOCIATION, INC. OR A GOVERNMENTALLY APPROVED PUBLIC OR PRIVATE UTILITY.
- THE DRAINAGE EASEMENTS AS SHOWN AND THE MAINTENANCE EASEMENT AS SHOWN ARE HEREBY DEDICATED TO THE EASTPOINTE HOMEOWNERS' ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- ALL OF THE PROPERTY IN BLOCKS 1 AND 2, EXCEPT THE PROPERTY WITHIN EACH OF THE PARCELS DESIGNATED ONE THROUGH TWENTY INCLUSIVE, IS HEREBY DEDICATED FOR USE AS ACCESS TO PARCELS ONE THROUGH TWENTY INCLUSIVE, FOR HOMEOWNERS, THEIR MORTGAGEES, AND AS MAY BE NECESSARY FOR UTILITIES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID EASTPOINTE HOMEOWNERS' ASSOCIATION, INC.
- GENERAL ELECTRIC CREDIT CORPORATION HEREBY EXPRESSLY RESERVES THE RIGHT AND PRIVILEGES TO ASSIGN, AS LIMITED COMMON PROPERTY CERTAIN AREAS DESIGNATED AS PARKING SPACES, ACCESSORY TO THE INDIVIDUAL PARCELS HEREIN DESIGNATED AS PARCELS ONE THROUGH TWENTY INCLUSIVE, FOR THE EXCLUSIVE USE, AS A PARKING LOT BY THE OWNER OF EACH OF SAID INDIVIDUAL PARCELS.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS ATTESTING SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14th DAY OF FEBRUARY, A.D., 1980.

GENERAL ELECTRIC CREDIT CORPORATION
NEW YORK CORPORATION

ATTEST:

[Signature]
RAMON DEARDO, ATTESTING SECRETARY

BY: *[Signature]*
RAMON R. CACICEDO, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF DADE) SS

BEFORE ME PERSONALLY APPEARED RAMON R. CACICEDO AND RAMON DIAGO TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ATTESTING SECRETARY OF THE ABOVE NAMED GENERAL ELECTRIC CREDIT CORPORATION, A NEW YORK CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND ATTESTING SECRETARY, RESPECTIVELY, OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 14th DAY OF FEBRUARY, A.D., 1980.
[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 10, 1982

TITLE CERTIFICATION

I, PATRIC M. GORDON, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, AND I FIND THE TITLE TO THE PROPERTY IS VESTED TO GENERAL ELECTRIC CREDIT CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THE PROPERTY TO BE FREE FROM ENCUMBRANCES.

2/25/80
DATE

[Signature]
PATRIC M. GORDON

APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 11 DAY OF MARCH, 1980

BY: *[Signature]*
DENNIS P. KOEHLER, CHAIRMAN

ATTEST:

JOHN B. DUNKLE, CLERK

BY: *[Signature]*
DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 11 DAY OF MARCH, 1980

[Signature]
E. F. KARLBERG, COUNTY ENGINEER

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.A.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLETES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, PART I, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

[Signature]
REGISTERED SURVEYOR NO. 155
STATE OF FLORIDA 2-28-80

EAST POINTE COUNTRY CLUB

39/86

MOCK, ROOS & ASSOCIATES, INC.

